



## **Agenda**

SLDC Board Room, 2nd Floor

OCTOBER 25, 2023

8:30 a.m.

**PUBLIC**

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In order to ensure all Commissioners and the public are able to join the meeting in person or connect via Zoom successfully, we recommend that you arrive in person or join via Zoom (for video) starting at **8:15 AM** to allow time to sign in and to troubleshoot any connection issues. The host will open the doors for seating and the phone lines to initiate the Zoom meeting at that time. Should you have a problem accessing the meeting in person or Zoom, please call 314-657-3749 for assistance.

The public will be able to access the meeting in two ways:

### ***In Person:***

1520 Market, Suite 2000  
Boardroom, Rm 278

### ***Via Zoom:***

Please click the link below to join the webinar: <https://us02web.zoom.us/j/87320459047>

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Webinar ID: 873 2045 9047

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People wishing to speak on items on the agenda who join in person or zoom, should write/type in their name and/or business, the item they wish to discuss, and if on zoom, the phone number they will be using to call into the zoom session. When the Commission takes comments from the public each person will be called on to speak one at a time by name, and the moderator will open access to speak.

Zoom may be accessed at [www.zoom.us](https://www.zoom.us) and instructions on its use are available to <https://support.zoom.us/hc/en-us>

People who need accommodations relating to accessibility should contact Myisa Whitlock at [whitlockm@stlouis-mo.gov](mailto:whitlockm@stlouis-mo.gov) or by phone at 314-657-3749 or 314-589-6000 (TTY). Prior notice of two business days is recommended for accommodation requests.

The Official Agenda was posted on the bulletin board on the first-floor lobby of 1520 Market St. on or before **October 23, 2023 4:00 PM** and items may be withdrawn or modified during the Public Meeting at the discretion of the Commissioners.



## Agenda

Land Reutilization Authority Board of Commissioners  
SLDC Board Room, 2nd Floor  
October 25, 2023  
8:30 a.m.

*Note: If you would like to speak at the meeting, please arrive in person or log into Zoom by 8:15 a.m. to allow time to sign in and be placed on the list of speakers.*

1. Call To Order
2. Actions of Offers to Purchase
3. Minutes – **October 11, 2023 – Deferred to December LRA Meeting**
4. Report of Commissioners
5. Action of Offers to Purchase
  - a. New Construction Sales **(1-7)**
  - b. As-Is Rehab Sales **(8-14)**
  - c. Development Sales **(15-16)**
  - d. General Lot Purchase Sales **(17-22)**
  - e. Side Lots Sales Policy **(23)**
  - f. Option Renewal (Modification) **(24)**
  - g. Prop NS **(25-35)**
  - h. Donations **(36-38)**
  - i. Miscellaneous **(39-44)**
  - j. Deferral **(45-48)**
6. Resolutions
  - A. RESOLUTION APPROVING OPTION OF PROPERTY TO LCRA HOLDINGS CORPORATION FOR CDA DEVELOPMENT PROGRAM **RESOLUTION 23-LRA-196**
  - B. RESOLUTION AUTHORIZING EXECUTION OF A LEASE AGREEMENT WITH SPIRE MISSOURI, INC. FOR THE USE OF CERTAIN VACANT LRA PARCELS **RESOLUTION 23-LRA-208**
7. Director's Report
8. Roll Call Vote May Be Held In Open Session To Hold A Closed Meeting Pursuant To The Following:
  - a. Proceedings involving legal actions, causes of actions or litigation or confidential or privileged communications with attorneys or auditors as provided by Section 610.021 (1) RSMo. and/or Section 610.021(17) RSMo.
  - b. Proceedings to discuss matters involving leasing, purchase or sale of real estate as provided by Section 610.021(2) RSMo.
  - c. Proceedings regarding sealed bids and proposals and related documents or documents related to a negotiated contract as provided by Section 610.021(12) RSMo.
9. **THE NEXT COMMISSION MEETING IS SCHEDULED FOR DECEMBER 13, 2023**
10. Adjournmen

# OFFERS TO PURCHASE LRA PROPERTY—OCTOBER 25, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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## OFFERS TO PURCHASE

*Offers to Purchase* are parcels owned by LRA that consist of unoccupied ground or physical structures (single family residences, side lots, 2FF, 4FF, etc.). The offerors have submitted offers to purchase with the intention of rehabbing properties as residential or commercial projects, an extension of their yard space, community gardens or greenspaces to enhance and beautify the community.

### A. NEW CONSTRUCTION

*New Construction Program* are for Class A lots, a minimum of 4,000 square feet in total land with no more than 3 contiguous lots per offer.

1.	<b>4253 Gano Ave.</b>	3306-00-02100 100' x 140' 14,000 sq. ft. Vacant Lot	TS-1977	\$1,000.00	\$2,600.00
	<b>4247 Gano Ave.</b> 96 Watts Development LLC c/o Dereck J. Watts 67- Fairground <b>Ward -11</b>	3306-00-02200 50'x 140 7,060 sq. ft. Vacant Lot	HUD-1980	\$1,000.00	\$1,341.00
2.	<i>Deferred from 10/11/2023 Board Meeting</i> <b>3965 Enright Ave.</b> and	3754-94-20000 50' X 198' 9,947 sq. ft.	TS – 1995	\$6,001.00	\$6,764.00
	<b>3969 Enright Ave.</b> and	3754-94-30000 40' x 198' 7,958 sq. ft.	TS – 1996		\$5,411.00
	<b>3971 Enright Ave.</b> Georgie Foster 58-Vandeventer <b>Ward 12</b>	3754-94-40000 30' x 198' 5,968 sq. ft. Vac. Lots	TS-1995		\$4,058.00
3.	<i>2 offers for the same parcels #3 &amp; #24</i> <b>2930 N. 21<sup>st</sup> St.</b>	1098-00-0100 150' x 180' 27,000 sq. ft. Vacant Lot	TS-2016	\$7,500.00	\$5,670.00
	<b>3008 N. 21<sup>st</sup> St.</b> Rezo House Buyers, LLC c/o Kyle Brown 60- St. Louis Place <b>Ward -14</b>	1098-00-01100 50' x 180' 9,000 sq. ft. Vacant Lot	TS-2016	\$2,500.00	\$1,890.00

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4. **Exhibit “A”** 9,756 sq. ft. \$9,750.00 \$ 14,244.00  
 Scapular Real Estate LLC Vacant Lots  
 c/o Jacob J. Bullinger  
 30- Benton Park West  
**Ward – 07**

ParcelID	Address	Usage	Source	Front	Side	LotSF
15140001400	2740 Utah Street	Vacant Lot	TS-2013	25	120	3,250
15140001300	2744 Utah Street	Vacant Lot	TS-2000	25	125	3,252
15140001200	2746 Utah Street	Vacant Lot	TS-2014	25	125	3,254
				75	370	9,756

5. **Exhibit “A”** 15,760 sq. ft. \$3,000.00 \$10,934.00  
 B.T.D. Equity Management LLC 2 – 2 Sty, 2 Unit Bldg.  
 & CAE Contracting  
 & Sheila Johnson/Cory Elliot  
 53- Fountain Park  
**Ward – 10**

ParcelID	Address	Usage	Source	Front	Side	LotSF
37680401800	1239 Aubert	Vacant Lot	TS-2002	100	135	13,552
37680302700	4919 Maple Ave.	2 Sty, 2 Unit	TS-2018	45	215	9,935
37680401600	1253 Aubert Ave.	2 Sty, 2 Unit Brk	TS-2019	24	135	3340
37680401500	1257 Aubert Ave.	Vacant Lot	TS-2018	27	80	2208
				251	475	29,035

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## New Construction & Development

6. **Exhibit “A”** 141,744 sq. ft. \$26,000.00 \$63,234.98

Series of J Acquisitions, LLC Vacant Lots

c/o De'Lacy Robinson,  
Jewel A. Edwards, Matt Lung,  
Bernard M. Jones, Joseph Osuma  
Colleen Nigro, & Dana Ross  
50 – Wells Goodfellow

### Ward – 12

78-Hamilton Heights (Stewart, Ridge & Arlington)

### Ward 13

ParcelID	Address	Usage	Source	Front	Side	LotSF
37960003900	5351 Martin Luther King	Vacant Lot	TS-1974	25	140	3,422
37960003800	5349 Martin Luther King	Vacant Lot	TS-1976	25	137	3,602
37960003700	5345 Martin Luther King	Vacant Lot	TS-1977	25	139	3,330
38040001500	1495 Stewart Place	Vacant Lot	TS-2016	26	96	2,883
380400033700	1493 Stewart Place	Vacant Lot	TS-1997	50	155	7,758
38040003800	1485 Stewart Place	Vacant Lot	TS-1983	50	155	7,756
38040003500	1492 Stewart Place	Vacant Lot	TS-1999	50	155	7,752
37990004770	1354 Arlington Avenue	Vacant Lot	TS-2010	199.50	117.75	25,722
37990004900	1374 Arlington Avenue	Vacant Lot	TS-2002	30	136	3,235
38030301800	1441 Arlington Avenue	Vacant Lot	TS-1993	25	119	2,954
38030301700	1445 Arlington Avenue	Vacant Lot	TS-1995	55	119	7,036
38030301900	1439 Arlington Avenue	Vacant Lot	TS-2001	25	119	2,954
38040002600	1455 Arlington Avenue	Vacant Lot	TS-2012	47	125	5,290
38040002800	1458 Stewart Place	Vacant Lot	TS-1985	50	155	7,752
38040002700	1456 Stewart Place	Vacant Lot	TS-2009	26	155	4,735
37980004800	5369 Ridge Avenue	Vacant Lot	TS-1992	30	230	6,918
37980004900	1402 Arlington Avenue	Vacant Lot	TS-2014	41	50	5,976
37980005000	1404 Arlington Avenue	Vacant Lot	TS-1997	27	120	3,178
37980005100	1408 Arlington Avenue	Vacant Lot	TS-2011	27	123	3,212
37980005200	1410 Arlington Avenue	Vacant Lot	TS-2012	27	125	3,595
37980005300	1414 Arlington Avenue	Vacant Lot	TS-1996	26.5	128.38	3,661
37980005400	1416 Arlington Avenue	Vacant Lot	TS-1994	26	130	3,383
37980005500	1418 Arlington Avenue	Vacant Lot	TS-2014	26	133	3,458
37980005600	1420 Arlington Avenue	Vacant Lot	TS-2014	30	135	4,050
37970005100	1474 Arlington Avenue	Vacant Lot	TS-1985	33	119	4,022
37970005000	1470 Arlington Avenue	Vacant Lot	TS-2011	33	116	4,110
				1,035	3,432	141,744

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7. **1200-14 Monroe** 14,151 sq. ft. TS-1975 \$5,700.00 \$ 4,245.00  
 Archadeo, LLC 151x112  
 Wendy Jamerson, Black Maurice Cole,  
 Joy Middleton Sauny, Michael Clark  
 63- Old North St. Louis  
**Ward – 14**

PUBLIC

## OFFERS TO PURCHASE LRA PROPERTY—OCTOBER 25, 2023 – PUBLIC

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### B. AS-IS REHAB PROGRAM

*As-Is Rehab Program* are Class A residential buildings, up to 6 units. No more than 1 building with no more than 2 contiguous lots or 1 commercial building.

- |    |  |  |                         |                            |                            |
|----|--|--|-------------------------|----------------------------|----------------------------|
| 8. | <b>1335 Arlington</b><br>Larry D. Hudson Jr.<br>78-Hamilton Heights<br><b>Ward 13</b>  | 3801-03-1300<br>26' x 125'<br>2 Sty, 2 Unit Brk<br>3,298 sq. ft. | TS-2013<br><br><br><br> | \$2,000.00<br><br><br><br> | \$2,000.00<br><br><br><br> |
| 9. | <b>Exhibit "A"</b><br>Kierra M. Randle<br>51- Academy<br><b>Ward 10</b><br>16-Dutchtown<br><b>Ward 3</b><br>56-The Greater Ville<br><b>Ward – 12</b> |  |                         | \$2,000.00<br><br><br><br> | \$6,000.00<br><br><br><br> |

ParcelID	Address	Usage	Source	Front	Side	LotSF
51539240000	*5009 Maple Ave.	2 Sty, 2 Unit Brk	TS-2020	35	137	4,800
37060004500	*2908 Osage St.	2 Sty, 2 Unit Brk	TS-2013	50	125	6,307
51940000700	4022 Lexington	2 Sty, 2 Unit Brk	TS-2013	35	108	3,780
				120	370	14,887

- |     |   |   |                         |                            |                            |
|-----|---|---|-------------------------|----------------------------|----------------------------|
| 10. | <b>3414-3416 N. 14<sup>th</sup> Street</b><br>Donta' J. Barbee<br>65- Hyde Park<br><b>Ward 14</b> | 1193-00-00500<br>41' x 121'<br>3 Sty, 4 Unit Brk<br>4,967 sq. ft. | TS-2008<br><br><br><br> | \$2,000.00<br><br><br><br> | \$4,000.00<br><br><br><br> |
| 11. | <b>5106 Northland</b><br>Daryl D. Tyson<br>52- Kingsway West<br><b>Ward 12</b>                    | 3801-03-1300<br>30' x 145'<br>2 Sty, 1 Unit Brk<br>4,350 sq. ft.  | TS-2020<br><br><br><br> | \$1,500.00<br><br><br><br> | \$1,000.00<br><br><br><br> |

**OFFERS TO PURCHASE LRA PROPERTY—OCTOBER 25, 2023 – PUBLIC**

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
12. <b>*5923 Dr. MLK Drive</b>  <b>4869 Natural Bridge</b> Smart Kids, Inc. c/o Renada Chandler 50-Wells Goodfellow <b>Ward -13</b> 63-Penrose <b>Ward 12</b>	5000-93-0000 50' x 114' 5,733 sq. ft. 2 Sty Brk Commercial Bldg. 5621-94-1000 72' x 120' 9,465 sq. ft. 1 Sty Commercial Bldg.	TS-2000    TS-2000	\$500.00    \$500.00	\$1,000.00    \$1,000.00
13. <b>3256 19<sup>th</sup> Street</b> Denzel E. Pepper 65-Hyde Park <b>Ward 14</b>	1155-00-00700 39' x 183' 2 Sty, 2 Unit Brk (2) 6,574. ft.	TS-2001	\$2,000.00	\$2,000.00
14. <b>4619 Greer Ave.</b>  <b>*5464 Union</b> Jermaine C. Williams II & Torrya Miller 56-The Greater Ville <b>Ward – 12</b> 71- Mark Twain <b>Ward 12</b>	4462-95-20000 50' x 130' 6,500 sq. ft. 1 Sty, 1 Unit Brk 5081-91-90000 28' x 127' 1 Sty Brk Residence	TS- 2001    DON-2022	\$500.00    \$500.00	\$ 1,879.00    \$1,000.00



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### C. DEVELOPMENT

*Development Program* are offers for parcels owned by LRA that consist of physical structures (single family residences, side lots, 2FF, 4FF, etc.) for the rehab and/or construction of any combination of the following:

- Rehab and/or construction of mixed -use buildings
- Rehab and/or construction of multiple residential buildings
- Rehab of residential buildings with more than 6 units
- And/or commercial projects

#### *Deferred from 10/11/2023 Commission Meeting*

- |     |  |  |          |             |             |
|-----|--|--|----------|-------------|-------------|
| 15. | <b>5651 Page</b><br>Christina D. Roberts<br>78-Hamilton Heights<br><b>Ward – 13</b>  | 3816-07-00100<br>69' x 76'<br>5,549 sq. ft.<br><b>Vac. Lot</b> | TS- 2013 | \$1,750.00  | \$2,553.00  |
| 16. | <b>Exhibit “A”</b><br>Lutheran Development Group,<br>Inc.<br>c/o Christopher Shearman<br>16- Dutchtown<br><b>Ward 3</b><br>17-Mount Pleasant<br><b>Ward 3</b><br>1 – Carondelet<br><b>Ward 3</b> | <b>33,423 sq. ft.</b><br><b>Vacant Lots</b>                    |          | \$43,410.00 | \$38,102.00 |

ParcelID	Address	Usage	Source	Front	Side	LotSF
262690700000	4120 Nebraska Ave.	Vacant Lot	TS-2016	50	123	6,225
26310000900	4116 Virginia	Vacant Lot	TS-2013	29	125	3,678
26960000700	4418 Louisiana	Vacant Lot	TS-2015	30	142	4,397
28000300100	5120 Wicklow	Vacant Lot	TS-2003	50	127	6,375
28360001000	5410 Michigan	Vacant Lot	TS-2018	30	140	4,298
28440000100	5403 Louisiana	Vacant Lot	TS-1995	30	142	4,275
29580002100	6321 Alaska Ave.	Vacant Lot	TS-2002	30	135	4,175
				249	934	33,423

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**D. GENERAL LOT PURCHASE PROGRAM**

*General Lot Purchase Program provides guidelines for the sales of LRA Lots (Class A) for any purpose other than new construction, building rehab or development.*

17.	<b>3721 25<sup>th</sup> Street</b>	44629520000 25' x 127' 3,175 sq. ft. Vacant Lot	TS- 2001	\$750.00	\$ 921.00
	<b>3723 25<sup>th</sup> Street</b> Udell Hyde 65- Hyde Park <b>Ward – 14</b>	50819190000 25' x 127' 3,175 sq. ft. Vacant Lot	DON-2022	\$750.00	\$921.00
18.	<b>8357 N. Broadway St.</b> Kooley M. Warren 74- Baden <b>Ward 12</b>	4278-00-00400 160' x 180' 18,086 sq. ft. Vacant Lot	TS-2017	\$5,000.00	\$5,426.00
19.	<b>1961 Alice Ave.</b>	3535-00-03300 30' x 142' 4,260 sq. ft. Vacant Lot	TS- 2015	\$500.00	\$1,839.00
	<b>1957 Alice Ave.</b> James & Veronica Tate 68-O'Fallon <b>Ward – 11</b>	3535-00-03100 30' x 142' 4,260 sq. ft. Vacant Lot	TS-2020	\$500.00	\$1,839.00
20.	<b>3511 St. Louis Ave.</b>	5210-92-10000 38' x 134' 5,224 sq. ft. Vacant Lot	TS- 2004	\$1,500.00	\$1045.00
	<b>3505 St. Louis Ave.</b> Lakesha Hackney 59-JeffVanderLou <b>Ward – 11</b>	5210-92-00000 39' x 135' 5,355 sq. ft. Vacant Lot	TS-2007	\$1,500.00	\$1,071.00

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*Deferred from 10/11/2023 Commission Meeting*

21. **1940 Arlington** 4515-95-30000 TS-2009 \$500.00 \$1,235.00  
 Willie & Gloria Young 25' x 201'  
 50- Wells Goodfellow 5,147 sq. ft.  
**Ward – 12** Vacant Lot
22. **Exhibit “A”** 10,368 sq. ft. \$3,000.00 \$3,318.00  
 The Quinlivan Foundation Vacant Lots  
 c/o James P. Quinlivan  
 63- Old North St. Louis  
**Ward – 14**

ParcelID	Address	Usage	Source	Front	Side	LotSF
11130001350	1405 N. Market St.	Vacant Lot	TS-2013	26	113	2,938
11130001420	1407 N. Market St.	Vacant Lot	TS-2000	26	113	2,938
11130001440	1411 N. Market St.	Vacant Lot	TS-2014	39	113	4,492
				75	370	10,368

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**E. SIDE LOT PROGRAM**

*Side Lot Program* are parcels owned by LRA that consist of unoccupied ground that are too small to support new construction. These non-buildable lots are parcels that are less than **4,000 square ft.** and cannot be contiguous to another LRA parcel. These lots are made available and affordable to adjacent property owners to be used as a side lot and expand personal property.

*Deferred from 10/11/2023 Commission Meeting*

- |     |   |  |         |          |          |
|-----|---|--|---------|----------|----------|
| 23. | <b>1409 Salisbury St.</b><br>Charles J. Wheeler<br>65-Hyde Park<br><b>Ward 14</b> | 1187-00-01300<br>25' x 169'<br>4,225 sq. ft. | TS-1987 | \$100.00 | \$100.00 |
|-----|---|--|---------|----------|----------|

OFFERS TO PURCHASE LRA PROPERTY—OCTOBER 25, 2023 – PUBLIC

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**F. OPTION RENEWAL**

*Option Renewals are offerors request for additional time to complete projects due to the construction delays, funding, etc. on options that are near expiration. Offerors must display proof of consistent progress to receive renewals of options and extensions of time.*

**2 offers for the same parcels #3 & 24**

24.	<b>2929 North 20<sup>th</sup> St.</b>	1098-00-01000	TS –2016	\$2,500.00	\$2,500.00
	and	150' x 180' – Vac. Lot			
	<b>3008 North 21<sup>st</sup> St.</b>	1098-00-0110	TS-2016		
	Kappa League Scholarship	50'x 180'- Vac. Lot			
	Fund, Inc.	Vac. Lot			
	c/o Clayton Evans	<b>Option Renewal</b>			
	60-St. Louis Place – 317				

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### G. PROP NS STABILIZED BUILDINGS

*The Prop NS Program is a strategic initiative with a goal of stabilizing vacant residential buildings owned by the City of St. Louis Land Reutilization Authority (LRA) which offers them from sale. The program was established by a community-initiated and voter-approved ordinance to create a dedicated source of funding to make it possible for LRA to improve properties within the City's landbank of vacant buildings. This investment is intended to increase the likelihood that these properties will be purchased by private parties who will then finish their rehab and transform current deteriorating buildings into decent housing for their communities.*

- |     |  |                            |         |                            |
|-----|--|----------------------------|---------|----------------------------|
| 25. | <b>1927 John Ave.</b><br>66-College Hill<br><b>Ward 14</b> | 2475-00-02800<br>30'x 110' | TS-2015 | <b>Min. Bid \$1,000.00</b> |
|-----|--|----------------------------|---------|----------------------------|

The subject property is a brick 2-unit building. Parcel size is 3,357 sq. ft.

<b>A. Charlene Brewster</b>	\$1,500.00
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*Multiple Bids: Offeror placed bids on 3737 Oregon, 3737H Oregon*

<b>B. James Harmon</b>	\$2,000.00
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<b>C. Karen Handley</b>	\$2,150.00
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- |     |   |                                |         |                          |
|-----|---|--------------------------------|---------|--------------------------|
| 26. | <b>4135 Gano</b><br>67—Fairground<br><b>Ward 11</b> | 3304-00-17001927<br>25' x 125' | TS-2020 | <b>Min. Bid \$500.00</b> |
|-----|---|--------------------------------|---------|--------------------------|

The subject property is a brick 1-unit building, 1.5 Story. Parcel size is 3,125 sq. ft.

<b>A. Ilango Gurusamy</b>	\$5,000.00
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- |     |  |                                  |         |                            |
|-----|--|----------------------------------|---------|----------------------------|
| 27. | <b>1454-56 Rowan</b><br>78- Hamilton Heights<br><b>Ward 13</b> | 5307-00-00107<br>39ft.8in x 133' | TS-2016 | <b>Min. Bid \$2,000.00</b> |
|-----|--|----------------------------------|---------|----------------------------|

The subject property is a 2 Sty brick mixed use building. Parcel size is 5,248 sq. ft.

*Multiple Bids: Offeror placed bid on 5822 Wabada*

<b>A. Cynthia M. Venerable</b>	\$2,000.00
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<b>B. Linda Givins</b>	\$4,500.00
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28. **1918 Angelrodt St.** 1171-00-00400 TS-2019 **Min. Bid \$1,000.00**  
65- Hyde Park  
25' x 90'  
**Ward 14**

The subject property is a brick 2-unit building. Parcel size is 2,250 sq. ft.

**A. Michael Ford II & Kiara Burton** \$1,100.00

29. **5822 Wabada Ave.** 4993-00-02300 TS-2009 **Min. Bid \$500.00**  
50—Wells Goodfellow  
25'25 9/16"x123' 6"  
**Ward 13**

The subject property is a brick building. Parcel size is 3,079 sq. ft.

*Multiple Bids: Offeror placed bid on 1454-56 Rowan*

**A. Cynthia M. Venerable** \$500.00

30. **6015 Suburban** 3830-02-0150 TS-2014 **Min. Bid \$2,000.00**  
48- West End  
30'x118'  
**Ward 10**

The subject property is a brick building Parcel size is 3,546 sq. ft.

**A. Shanell Ceasar** \$2,010.00

**B. LaDonna Thomas** \$5,000.00

31. **4326 Linton** 3356-00-01000 TS-2015 **Min. Bid \$2,000.00**  
67- Fairground  
25' x 120'  
**Ward 11**

The subject property is a 2-unit brick building. Parcel size is 2,999 sq. ft.

**A. Premium Priority LLC c/o Robert. L. Jones** \$2,000.00

**B. Fairground Neighborhood Revitalization Org (FNRO)** \$3,500.00  
c/o Lillie Clay

32. **3737H Oregon** 1634-00-02450 TS-2015 **Min. Bid \$2,000.00**  
19--Gravois Park  
11.5 x12.75 x127 ft 2 ½ in  
**Ward 3**

The subject property is a brick 2-unit building (1/2 of 4 family). Parcel size is 1,454 sq. ft.

*Multiple Bids: Offeror placed bid on 3737 Oregon*

**A. Craig Money** \$2,000.00

*Multiple Bids: Offeror placed bid on 1927 John & 3737 Oregon*

**B. James Harmon** \$3,000.00

# OFFERS TO PURCHASE LRA PROPERTY—OCTOBER 25, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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33. **3737 Oregon** 1634-00-02400 TS-2015 **Min. Bid \$2,000.00**  
19--Gravois Park 11.5 x12.75 x127 ft 2 ½ in  
**Ward 3**

The subject property is a brick 2-unit building (1/2 of 4 family). Parcel size is 1,454 sq. ft.

*Multiple Bids: Offeror placed bid on 3737H Oregon*

**A. Craig Money** \$2,000.00

*Multiple Bids: Offeror placed bid on 1927 John & 3737H Oregon*

**B. James Harmon** \$3,000.00

34. **4204 E. Kossuth** 4435-00-01300 TS-2013 **Min. Bid \$2,000.00**  
68- O'Fallon 31' 10in x 108'  
**Ward 11**

The subject property is a brick 2-unit building. Parcel size is 3,494 sq. ft.

**A. Homes, Homes & More, LLC** \$2,000.00  
c/o Robin Rich

**B. Diana Fluellen** \$4,150.00

35. **1946-50 Palm** 1139-00-00100 TS-2001 **Min. Bid \$2,000.00**  
63- Old North St. Louis 50' x 147'  
**Ward 14**

The subject property is a brick multi-family building. Parcel size is 7,367 sq. ft.

**A. Olufemi Folarin** \$5,000.00

**B. Halbert Q. Gates** \$10,000.00



**OFFERS TO PURCHASE LRA PROPERTY—OCTOBER 25, 2023 – PUBLIC**

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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**G. DONATIONS**

***Donations** are parcels which consist of unoccupied ground or structures owned by constituents who desire to donate due to no longer wanting the property or they are incapable of maintaining the upkeep. The donation is entered the LRA inventory and sold using the LRA process.*

- |     |   |  |
|-----|---|--|
| 36. | <b>5923 Julian Ave</b><br>Preshalyn Burris &<br>David Hickman<br>48- West End<br><b>Ward 10</b> | 3833-18-03300<br>50' x 259'<br>12,966 sq. ft.<br>Vacant Ground |
| 37. | <b>217 E. Schirmer</b><br>Sandra M. Whitmore<br>2- Patch<br><b>Ward 1</b>                       | 3093-00-00900<br>32' x 140'<br>4,518 sq. ft.<br>1 Sty. Frame   |
| 38. | <b>3652 Salena St.</b><br>Paul Foley<br>18-Marina Villa<br><b>Ward 8</b>                        | 1667-05-00300<br>25' x 80'<br>2,016 sq. ft.<br>Vacant Lot      |

## OFFERS TO PURCHASE LRA PROPERTY—OCTOBER 25, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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### H. MISCELLANEOUS

*Miscellaneous items are requested changes from the original approved Board decision. These may include a change of end use, name change, etc. The request must go before the Board for consideration.*

#### Counteroffer

39. **Exhibit “A”** 20,365 sq. ft. \$3,500.00 \$13,413.00  
Biniam Theodros Baraki  
Baraki Construction  
57-The Ville  
**Ward 12**

ParcelID	Address	Usage	Source	Front	Side	LotSF
37050004000	2612 N. Taylor Ave.	Vac. Lot	TS-1995	37	150	3,167
37060004500	2614 N. Taylor Ave.	Vac. Lot	TS-2018	22	140	3,167
37060004600	2618 N. Taylor Ave.	Vac. Lot	DON-1980	50	140	7,038
37060004700	2622 N. Taylor Ave.	Vac. Lot	TS-1995	66	105	6,993
				175	535	20,365

#### Counteroffer

40. **1163 Aubert** 3767-00-0190 TS- 2002 \$500.00 \$5,101.00  
David Walker &  
Cheryl Walker 5,101 sq. ft.  
53- Fountain Park Vacant Lot  
**Ward – 10**

#### Previously Accepted Offer – Not Yet Closed

41. **Exhibit “A”** Kenneth M. and Darlene Watkins 14,148 sq. ft. \$6,400.00 \$4,688.00  
66- College Hill Vac. Lots  
**Ward 14**

ParcelID	Address	Usage	Source	Front	Side	LotSF	Value
247000003000	1438 E. Gano	Vacant Lot	D-2020	25	112	2828	\$937.50
24700000200	1440 E. Gano	Vacant Lot	TS-2010	50	112	5658	\$1875.00
24700000100	1446 E. Gano	Vacant Lot	TS-2011	50	112	5662	\$1875.00
				75	336	14,148	\$4,687.50
24700000400	1436 E. Gano	Vacant Lot	TS-2002	25	112	2,827	\$593.67

# OFFERS TO PURCHASE LRA PROPERTY—OCTOBER 25, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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42. **Counteroffer**  
**5356 Ridge Ave.** 3799-00-00400 TS- 2017 \$4,000.00 \$ 10,876.00  
25' x 228'

**5358 Ridge Ave.** 3799-00-00300 TS-2015  
James Christian Hill 25' x 228'  
78-Hamilton Heights Vacant Lot  
**Ward – 13**

43. **City of St. Louis Board of Public Service - Right of Way, Easement Request**  
**Exhibit A** 61,399 sq. ft.  
City of St. Louis Board Vacant Lots  
of Public Service  
c/o Kevin Trapp, P.E.  
50- Wells Goodfellow  
**Ward 13**

ParcelID	Address	Usage	Source	Front	Side1	LotSF
48270000100	5762 Cote Brillante Ave.	Vacant Lot	TS – 1980	45	78	3382
49910003300	5800 Cote Brillante Ave.	Vacant Lot	TS – 2000	30	125	3756
60990002200	2849 Goodfellow Ave.	Vacant Lot	TS – 2000	152.51	120	18,515
52440000100	2850 Goodfellow Ave.	Vacant Lot	TS – 2000	100	145	14,388
52370007000	2900 Goodfellow Ave.	Vacant Lot	TS-2001	214	85	18,196
49930003000	5800 Wabada Ave.	Vacant Lot	TS-2013	25	125	3,162
				566.51	678	61,399

44. **Request for Name Change**  
**Exhibit “A”** 9,004 sq ft. TS -2010 \$4,000.00 \$4,701.00  
Favored, LLC  
c/o Cortaiga Collins  
78-Hamilton Height-239  
**Ward 13**

ParcelID	Address	Usage	Source	Front	Side1	LotSF	Value
38340603300	5921 Page Blvd.	2 Sty. Bk Res.	TS-2015	34	99.7	2,884	\$1,000.00
38340603200	5917 Page Blvd.	Vacant Lot	TS-2010	50	110.33	1,792	\$1,000.00
38340604300	5953 Page Blvd.	Vacant Lot	TS-2002	31.42	99.66	2,888	\$701.00
38340604460	5957 Page Blvd.	Vacant Lot	TS-2011	30	99.66	1,440	\$2,000.00
				145.42		9,004	\$4,701.00

## OFFERS TO PURCHASE LRA PROPERTY—OCTOBER 25, 2023 – PUBLIC

Property Address/ Offeror(s)/Ward	Parcel No./ Lot Size	Source	Offer Amount	Estimate of Value
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### H. DEFERRAL

45. **Exhibit “A”** \$31,000.00 \$ 42,732.00  
 Livingstone Nganga  
 48- West End  
**Ward 10**  
 31- The Gate District  
**Ward 7**

ParcelID	Address	Usage	Source	Front	Side1	LotSF	Offer
45510002400	5561 Clemens Ave.	Vacant Lot	TS-2012	60	177	10,620	\$9,500
45510002300	5555 Clemens Ave.	Vacant Lot	TS-2012	50	191	9,550	\$8,500
45510002200	5551 Clemens Ave.	Vacant Lot	TS-2012	40	161	6,440	\$6,100
18180005470	2700 Rutger St.	Vacant Lot	TS-2011	40	112.5	4,500	\$10,000
				190	641.5	31,110	\$31,000.00

46. **5882 Julian** 3825-00-00200 TS- 1992 \$200.00 \$16,990.00  
 Marcelle Perry-Rhone  
 48- West End  
**Ward – 10**  
 75’ x 60’  
 14,158 sq. ft.  
**Vac. Lot**
47. **4816 Maffit Ave.** 4478-00-00800 TS- 2002 \$2,600.00 \$7,310.00  
 25’ x 133’  
 3,323 sq. ft.  
**4810 Maffit Ave.** 4478-00-0100  
 David Harris  
 55- Kingsway East  
**Ward – 12**  
 30 x 133’  
 3,986 sq. ft.  
**Vac. Lots**
48. 2834 N. Grand 5211-00-02907 TS-2002 \$5,000.00 \$4,388.00  
 St. Louis Kettle Corn  
 c/o Sandi Daniels  
 59-Jeff Vanderlou - 315  
 130’ x 37.5’  
 Vac. Lot  
**Lease**